









A very well presented three bedroom, semi-detached house with a generous rear garden, occupying a pleasant cul-de-sac position in this popular area of Ryhope. Internally the accommodation briefly comprises of an entrance lobby with staircase to the first floor, attractive lounge, a 15ft breakfasting kitchen and a rear porch whilst to the first floor there are three well-proportioned bedrooms and a family bathroom/wc. Benefits of the property include gas central heating to radiators, double glazing and gardens to the front and rear. This convenient situation is within easy reach of local amenities as well as Sunderland City Centre and major road connections. Viewing essential.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door to

Entrance Lobby

Central heating radiator and staircase to first floor.

Lounge 14'10" x 11'5"



Double glazed window to front, central heating radiator and built in cupboard.

Breakfasting Kitchen 15'9" x 8'5"



Fitted with wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include an oven and hob, two double glazed windows to rear, a further double glazed window to side, central heating radiator, space has been provided for the inclusion of fridge freezer and washing machine, wall mounted central heating boiler. Double glazed door to

Rear Porch

Double glazed door leading out to rear garden and double glazed windows.

First Floor Landing

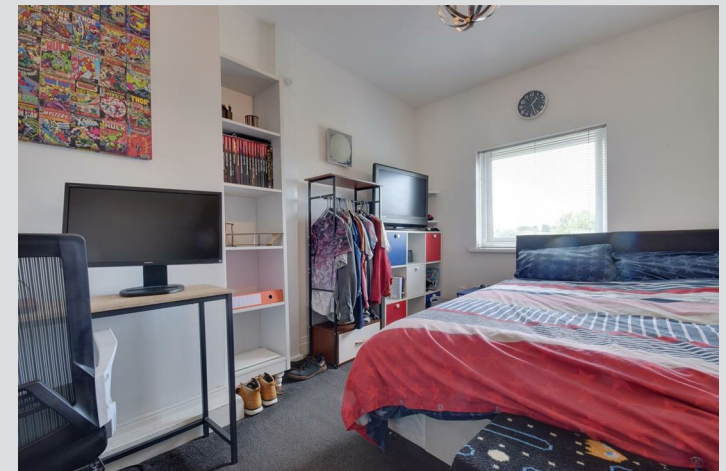
Double glazed window to side.

Bedroom 1 11'6" x 8'9"



Double glazed window to front and central heating radiator.

Bedroom 2 11'10" x 8'3"



Double glazed window to rear and central heating radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 7'0" x 8'7"



Double glazed window to rear and central heating radiator.

Family Bathroom



Low level WC, pedestal washbasin and panel bath with electric shower over, tiled walls, central heating radiator, and double glazed window.

Outside



Garden to the front whilst to the rear there is a generous garden laid mainly to lawn with a decked area.

Council Tax Band

We have been advised by our Clients this property is Council Tax Band A and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

The particulars are set out for general guidance only for the

intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

Important Notice Part 2

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

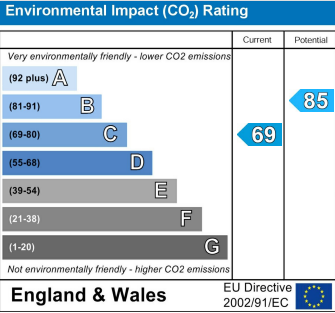
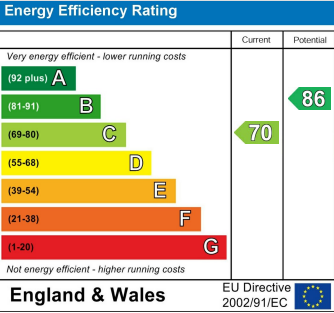
Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

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